



**ENVIRONMENTAL SERVICES UTILITY  
BOARD MEETING  
MARCH 15TH, 2021  
SUMMARY OF MINUTES**

The meeting for Kankakee Environmental Services Utility was held on Monday, March 15<sup>th</sup>, 2021 at 6:00 P.M. in the Public Safety Building.

**ESU Members Present**

Ald Tyler Tall  
Ald Michael Prude  
Ald Stacy Gall  
Ald Larry Osenga  
Ald Chris Curtis  
Ald Fred Tetter (*in late*)

**Additional Alderman Present**

Ald Dave Crawford

**Superintendent**

Pete Schiel

**ESU Staff Present**

Zach Newton, GIS/Operations Mgr  
Dennis Doyle, DPW Asst. Supt.

**Others Present**

Elizabeth Kubal, Comptroller  
Mike McGrath, Legal

**MAYOR WELLS ARMSTRONG:** I will call the meeting to order for Environmental Services Utility Monday, March 15<sup>th</sup>. I will start with item number one public comments. If you are not part of the committee, this is the only time you will be allowed to speak during this meeting. Anyone have any public comments?  
Alderman Crawford?

**PUBLIC COMMENTS**

**ALD CRAWFORD:**

Thank you Mayor. I just wanted to make a couple of comments on the Labeau building. I made a few phone calls, talked to four contractors or roofers and to contractors,

about the spray on (*inaudible*) and most of them, all in all said that the product that we're using, we will probably get somewhere in the two to four years out of it. I would like to see us especially now, possibly with this new COVID relief money we get that we go through and possibly look at a new roof for the new buildings. We're gonna spend \$1.4 million on it, and we're gonna spend that kind of money I'd like to see the roof last 20 plus years. We probably aren't going to be around to see the life of that roof but there's going to be a lot of people here and we might as well do it right. (*inaudible*) I also spoke to Elizabeth on the same thing (*inaudible*).

**MAYOR WELLS-ARMSTRONG:** Thank you. Any other public comments? Okay, we'll Move to Roll Call.

### **ROLL CALL**

**ZACH NEWTON:**

Ald Tall - Present

Ald Swanson - Absent

Ald Prude - Present

Ald Curtis - Present

Ald Gall - Present

Ald Tetter – Absent

Ald Osenga - Present

Clerk Dumas – Absent

**PRESENT: 5 ABSENT: 3**

### **APPROVAL OF MINUTES**

**MAYOR WELLS-ARMSTRONG:** Okay, moving on to Item 3 on the agenda is the approval of the minutes. May I have a motion to approve the minutes?

**ALD OSENGA:**

So move.

**ALD GALL:**

Second.

**MAYOR WELLS-ARMSTRONG:** Motioned by Alderman Osenga and Seconded by Alderwoman Gall. Any discussion on the minutes? Okay, Hearing none. All in favor?

**BOARD MEMBERS:**

Aye.

### **APPROVAL OF BILLS**

**MAYOR WELLS-ARMSTRONG:** Motion carries. Minutes are approved. Item 4 the approval of the bills. May I have a motion to approve?

**ALD OSENGA:**

So move.

**ALD GALL:** Second.

**MAYOR WELLS-ARMSTRONG:** Motioned by Alderman Osenga and Seconded by Alderwoman Gall. Any discussion on the bills? Elizabeth, did you have something?

**ELIZABETH KUBAL:** Yes, I just wanted to notate that we did change the format of this so that you see that there is a grand total at the end for the ESU committee, we wanted to use the same document for the city council meeting, but obviously for ESU purposes you approve once a month here, so that \$891,077.11 is your total this month.

**MAYOR WELLS-ARMSTRONG:** Thank you. Any discussion on the bill. Okay, we will do a Roll Call.

**ZACH NEWTON:** Ald Tall - Yes on all bills except #30081 Space Center  
Ald Prude-Yes on all bills except #30081 Space Center  
Ald Gall – Aye  
Ald Osenga - Aye  
Ald Curtis – Aye (abstain on check # 30081)

### **MONTHLY ACTIVITY REPORTS**

**MAYOR WELLS-ARMSTRONG:** Alright motion carries. Moving on to the Monthly Reports.

**PETE SCHIEL:** Thank you very much mayor. The report is very thorough, from all the different teams of ESU just want to point out a couple highlights the LaBeau Building and Construction dealing diligently started on March 1<sup>st</sup>. The progress is going exceptionally well. In the last report, the demo contractor was going to be completed either by Friday or today. But if you've driven by the facility and kind of see quite a bit of work that has been substantially completed. The overall projects goal is somewhere in August to have it completed. Just wanted to share with you some items that were encountered above and beyond the original investigation. Under the ceramic tile in the Code area there was some asbestos tile, but that was removed, no issues there. We went through some keying details on how we want the building keyed. The electrical panel in the Indiana building; two of main disconnects were found that they were tied together obviously those items were found as decommissioned so that was not a major issue. And then

we're going to do a little bit of electrical room expansion, which is not significant also. The lighting contractor is completing West Avenue to Fifth Avenue, KVCC will finalize the sidewalks, as soon as, the weather breaks. As you know in the community copper is going by the wayside. So, in this building we're diligently working through a process to make a transparent transition to a digital circuit and that's something that we're very familiar with. Zach may cover some things with Cooper Drive later on. Alderman Brown had mentioned, there were some lights that were kind of in need of help during the winter months it's difficult to get the bucket truck up with slippery road conditions so we replaced (23) 250watt metal (*inaudible*) from East Gate all the way to Harrison on East court. The project for Riverstone Parkway, we ended up getting a nice grant to offset those costs. We're actually working on another Com Ed grant that is even better than that Riverstone Parkway, but if you've had an opportunity to go out to Riverstone Parkway. Take a look at those LEDs that were incorporated in that area. Alan wasn't able to make it this evening. But I promised him that I, obviously I covered some items for Clara to dealing with the electrical. The Lab with Dawn Foods in Manteno has transferred to Rise Baking is the name of the company, production will remain the same. They are in the user charge program so we'll continue on with that process. All of the reissue permits, eight in total have been sent out the first week of the month. So, we're on top of that, and then we're still proceeding to get the bids for a new metals analysis, AA unit. All also this committee to, and we've talked to Alan and Zach and Elizabeth. We had a extensive meeting with Dow Chemical there were some change orders, and we're going to continue that process for reimbursement. So that process is going well. Elizabeth, thank you for going through that review.

**ELIZABETH KUBAL:**

Absolutely thank you for all the work you all have done on that it's a very smooth process. Thank you.

**PETE SCHIEL:**

Thank you, Dennis, do you have some items that you'd like to cover?

**DENNIS DOYLE:**

No, it's in your report unless you have specific questions.

**PETE SCHIEL:**

Thank you, Dennis. Zach, do you have some items that you'd like to cover?

**MAYOR WELLS-ARMSTRONG:** Before you start. Let the record reflect that Alderman Tetter is with us.

**ZACH NEWTON:** Everything is running routine. To talk about Cooper Drive. There's an apartment complex over there and since it opened, we noticed that we are getting a lot of grease in those lines over there, it's backing up. The neighborhood is causing issues now lift stations, for the most of the last week or so it's been a lot better. In the previous weeks, we were out there all the time pulling hose with grease lumps. We were able to send a letter to the apartment owner and I actually got to talk to him on the phone and make our position clear that this has got to stop. I think he was really receptive to that because it's actually causing so many problems with a complex that they had to completely redo their lateral which is money out of their pocket, and then we're gonna work on putting together some literature and education to residents, but it is something that we have to keep an eye on because it very quickly gets shut down at the station and back up the whole area. The sewer repairs that we had a couple of new jobs that we added. I just want to add that we will get those asphalt in as soon as the landscape open. That is probably in April, but I think it just depends a lot on the weather, but we will get those as soon as we get access to the asphalt.

**ALD OSENGA:** Going back to the Hillcrest area where we are having all right. Is there any way we can pass it on to the property owner? I mean if they're talking about the problems and they know where it is coming from I would think they would have some responsibility here.

**PETE SCHIEL:** Yeah, so we were able to get ahold of the property owner and as Zack mentioned, they had already replaced the lateral. And what was it a week or two weeks later, their lateral was blocked again,

**ZACH NEWTON:** It was two days.

**PETE SHIEL:** It was two days. So, we are on top of them, and we've sent information to Mike, but this gentleman is complying. So, he's trying to do something. The only thing that we could do in that particular area we could mandate them to put in a grease interceptor. And I identified that in the letter that Zack and I sent which would be their responsibility for

installation and their responsibility for maintenance. So that was another incentive for him to educate. So, it sounds like if that lateral was blocked within two days. And now we haven't had issues in a couple of weeks, so he is getting the message out. So, we've done our due diligence on that project.

**ALD OSENGA:**

Okay, Thank you.

**ALD CURTIS:**

When you say grease a cooking grease from a kitchen?

**PETE SCHIEL:**

Yeah, so the things that the deep frying, rather than disposing of them let it cool, put it into can put it in the fridge and dispose of it in the garbage. They're pouring the oil and grease down the sanitary sewer. So not only that but the fats from hamburgers and those types of things too. They're just dumping that hot grease down the sanitary sewer and that's what's causing the issue.

**ALD CURTIS:**

Okay, thank you. I just was trying to clarify because it was residential resources.

**PETE SCHIEL:**

Yeah this is residential grease. Yep.

**ZACH NEWTON:**

Another thing that I have is the Willow building. A couple weeks ago we lost power there over the weekend. A pipe burst and flooded the building. It was a mess, it wasn't too bad. We got remediated and it's really under control. The next thing is the pictures that have asked me to take a look at the last meeting I talked about the condition of Stone Street, so you will have an idea of what I'm talking about. The last thing is late last week, we had an oil spill in the Kankakee river. I just wanted to let everyone know, we followed the protocol and procedures that we are mandated to follow to remediate that. We did everything that we were supposed to do. We headed it off before it became a major issue and we're still following up on the cause, and to try to get a permanent solution to that particular situation so it won't happen again.

**PETE SCHIEL:**

Yeah, that particular situation (*inaudible*). The national response was involved by IEPA. I think Zach and I counted there was what, eight or nine people that we contacted instantly after that situation. So, we found the cause of the issue and that's something that Mike and I worked on. I think we need to pursue legal issues on that, but we have a

lot of evidence we're gathering, we're documenting everything every day. Thanks to the fire department and to the hazmat team came out. So, we actually, Zach and I are meeting with another group tomorrow to see if they can help us clear that line of any potential oil that may be in there. So, we're on top of it we're doing everything we're supposed to do. In fact, the Department of Conservation, was very appreciative. I talked to him Saturday, and he said this is one of the first situations that he hasn't really had to do anything because we had everything under control. So, that worked out really nice and we've got a great relationship with the new Conservation Officer, we'll hopefully meet him again tomorrow at 10:00 A.M., but that's kind of a feedback on that. Anything else at that time?

## **FINANCIALS**

**MAYOR WELLS-ARMSTRONG:** All right, moving on to Item B financials.

**PETE SCHIEL:** Thank you. Thank you, Elizabeth for passing this out so everybody have a copy. We're at the at 83.3% mark, the 5110 is a 79.3%, the Sewer Services group is doing really well at 61.7% point. Waste Treatment Plant, is right on track, they're about 83.7% once again at the 10-month mark at the 83.33%, Technical Service group is doing very well at 76.9%, Laboratory Services at 66.6%. The Debt Service line item at the 83.3% is at 83.4%. Department of Public Works is at 73.3%. Overall the entire budget is 77.7% at the 10-month at 83.3 mark. Revenues at this time still exceed the expenditures were at 79.3%. So overall, we're doing very well. Thank you.

**MAYOR WELLS-ARMSTRONG:** Okay, any questions? Alderman Osenga?

**ALD OSENGA:** Yes Mayor, on Contractual Services. We budgeted \$225,000.00 and we are at \$350,000.00.

**PETE SCHIEL:** Yes. So those are some of the items. The sealcoating on our building was about a \$90,000 expenditure, and then Elizabeth has some other feedback for that line item also.

**ELIZABETH KUBAL:** Yes, that is the line item on which now we record the services of Attorney Norwell, she is there, and originally that budget would have been in salaries, due to Kris

Schmitz being here, but now that's where an outside consultant has to be charge.

**ALD OSENGA:** Okay, thank you.

**MAYOR WELLS-ARMSTRONG:** Pete is there any Old Business at this time?

**PETE SCHIEL:** There is no Old Business at this time.

### **NEW BUSINESS**

**MAYOR WELLS-ARMSTRONG:** Okay. Item seven new business, as the ESU Projected Budget for Fiscal Year 21/22 first reading.

**PETE SCHIEL:** So, the ESU budget is in the packet. We've been working months on this, the team. Elizabeth and I have been working on and off, really heavy on Friday, but we have in front of you, there's still a lot of fine tuning. But we have the projected 2021 and then the proposed 21/22 This is brought before you as a kind of an initial draft. Once again, Elizabeth and I kind of discussed that today are still a lot of fine tuning. Still some numbers that we have to confirm. On the revenue side there's other there's an item that I'm going to work on. Hopefully tomorrow, Elizabeth, the item that we talked about, but we just wanted to share this with you and this is kind of the first draft so Mayor that's basically what we've got. We've been diligently working on this project.

**ELIZABETH KUBAL:** Pete and I are very aware that right now it is a budget that is not a balanced budget. We know that we know that there's some fine tuning to do on the salary numbers we have to obviously do some estimates because we have two union contracts that are going to expire. So, we put estimates in there for that we need to make sure that those are solid and like Pete said we've got to a little bit more on the revenue side but it's not a gap that I'm frightened of. I think it has the answers and we will find those answers by the time we get to April. Thank you.

**MAYOR WELLS-ARMSTRONG:** Thank you Elizabeth. Any questions? Alderman Curtis?

**ALD CURTIS:** Thank you Mayor. Looking at the budget it's also capital stuff have we, I know that you put in front of us the Stone Street Lift Station may need to be addressed. Is that in this year's budget, any money for that? Then the second one



was, I know we've gone over some estimates on one of the turbines for the hydro plant, is that anywhere in here?

**PETE SCHIEL:**

Yeah, so that's something that the team is going to be working on I know Dennis and I talked about those items. The TS and Sewer Service group is going to look at some of those items, and Zach and I talked about the turbines. Currently, that's not in here at the moment, we just kind of budgeted \$600,000 for now, but those are definitely things that we need to fine tune as a team and then Elizabeth and I will fine tune those items. But yes, the stone street item and the turbines at the hydro are on the list, but like I said, may not be in this number yet, we just need to confirm.

**ALD CURTIS:**

Thank you.

**MAYOR WELLS-ARMSTRONG:** Any other questions?

**ALD TALL:**

My question, basically, I couldn't wait until the end. At the last city council meeting, we discussed the Simms case and recovery of possibly \$2.4 million. If I'm correct, that money came from ESU. So, it should be returned to the ESU budget. It's not general fund money. So, if there's any recovery issues that come to this department, versus the city of Kankakee so that gives us some extra cash flow.

**MAYOR WELLS-ARMSTRONG:** We are aware, thank you. Thanks for bringing that up. Alright. And I believe it was about \$2 million not \$2.4. for ESU (*inaudible*) I think. Yeah, okay. Alright. No need for Executive Session. Motion to adjourn. Alderman Prude, do you have a question?

**ALD PRUDE:**

I'm glad to see Zach here, I heard he got sick as well. My question is Pete, what is going on with the Space Center?

**PETE SCHIEL:**

Yes, thank you for bringing that up. They went ahead and diverted, all of the storm lines that were dripping, they removed all rubber fernco's from every single connection. They ended up putting hard couplings in each one of those so we won't have this issue again. And then they diverted, all the flow from instead of going outside the building, they diverted the flow into drains within the building. So, we aren't going to have the issue of freezing and causing the same issue that had occurred just recently. They also came through repatched all of the holes in the ceiling and cleaning crew went through and extensively cleaned all

those areas that were affected by the water so at this time we're doing well, thank you for asking.

**ALD PRUDE:**

My second question is, I noticed on the 900 Block of North Evergreen, you guys blocked that off. We were having *(inaudible)* what is the progress on that? How soon will that *(inaudible)*.

**DENNIS DOYLE:**

It's more than our department can address dress, it's going to take an engineer, you know, again, I'm not an engineer, it's not a pocket like you normally see out in the country. they take a cement with barriers. According to the engineering specifications so there's a whole traffic that looks to me like it's some kind of limestone, foundation, and some kind of concrete layer poured across the top of the current three players, you put your hand in that hole, you can flick the underside of it or put your fingers in, so it's definitely not safe for traffic to be going across. Take some engineering a contractor's expertise in replacing that.

**PETE SCHIEL:**

So, Alderman, there has been correspondence already between us and Neil. So, Neil is aware of that project and we'll dig deeper into that.

### **ADJOURNMENT**

**MAYOR WELLS-ARMSTRONG:** Anybody else? Motion to adjourn?

**ALD PRUDE:**

So move.

**ALD TETTER:**

Second.

**MAYOR WELLS-ARMSTRONG:** Motioned by Alderman Prude and seconded by Alderman Tetter. All in favor?

**ESU BOARD MEMBERS:**

Aye.

**MAYOR WELLS-ARMSTRONG:** Okay we are adjourned.